

Minutes
City of Burlington Plan Commission
Police Dept. Courtroom
August 11, 2009, 6:30 p.m.

Mayor Miller called the Plan Commission meeting to order this Tuesday evening at 6:30 p.m. followed by roll call: Aldermen Tom Vos and Steve Rauch; Commissioners John Lynch, Chris Reesman and Bob Henney were present. Commissioner Darrel Eisenhardt was excused. Town of Burlington Representative Phil Peterson was absent. Also present were Alderman Katie Simenson, City Administrator Kevin Lahner, City Planner Patrick Meehan and Building Inspector/Zoning Administrator Patrick Scherrer.

APPROVAL OF MINUTES

Commissioner Lynch moved and Alderman Vos seconded to approve the minutes of July 14, 2009. All were in favor and the motion carried.

CITIZEN COMMENTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

A. Consideration to approve a Site Plan Application from the Racine County Public Works Department for the Browns Lake Golf Course at 932 Browns Lake Drive to regrade certain areas of the course susceptible to flood damage.

- Mayor Miller opened this issue for discussion.
- Commissioner Lynch questioned how the DNR approved the plans so quickly. James Metzger of the Racine County Public Works Department stated that the DNR is still reviewing the plans and all work will be pending DNR final approval.
- There were no further comments.

Alderman Vos moved and Commissioner Lynch seconded to recommend approval of a Site Plan for the Browns Lake Golf Course ETZ CSM for 29929 Plank Road, subject to the Wisconsin Department of Natural Resources (DNR) final approval and Kapur and Associates' July 4, 2009 and Patrick Meehan's July 30, 2009 memorandums to the Plan Commission as follows:

- That the standards set forth under the provisions of Section 315-38B(2) and 315-38C of the City Zoning Ordinance are met and all permits or certificates have been issued (as may be required) under the provisions of Section 315-127 through 315-131 (as applicable) of the City Zoning Ordinance.

- That copies of all required permits which are issued by other governmental agencies are provided to the City of Burlington.

All in favor and the motion carried.

B. Consideration to recommend approval of Resolution 4350(26) to the Common Council to vacate an unimproved public right-of-way identified as Lots Four and Five of Block Two in Briody's Addition lying between Briody Street and Lewis Street with reversion of title to the abutting owners at 560 Briody Street and to amend the Official Map to show the same.

- Mayor Miller opened this issue for discussion.
- Commissioner Henney questioned if these parcels will be purchased by the Sullivans. Mayor Miller stated it will be an exchange of land.
- Commissioner Henney further questioned if there was a purpose intended for the lots if the vacation is approved. Mayor Miller stated the lots are already in use as the driveway cuts through part of the lots.
- There were no further comments.

Commissioner Lynch moved and Commissioner Henney seconded to recommend approval of Resolution 4350(26) to the Common Council.

All in favor and the motion carried. This item will move on to the September 15, 2009 Common Council meeting.

C. Consideration to recommend approval of Resolution 4352(28) to the Common Council to approve an extension for filing the Final Plat for the Schaefer Subdivision located at 32435 Yahnke Road in the City of Burlington.

- At this time Commissioner Reesman excused himself from this topic.
- Mayor Miller opened this issue for discussion.
- Alderman Rauch stated his concern and dissatisfaction about recent discussions regarding the park that was originally planned and approved with the Preliminary Plat being changed to a natural wetland. Mayor Miller stated that the DNR and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) reviewed the Preliminary Plat after City approval and determined the 15-acres planned for park land cannot be converted to a park and will need to be restored to a natural wetland. He further stated that the Final Plat will reflect any changes made to that area of the subdivision plan.
- Alderman Vos questioned if the two-year extension is granted, would the Final Plat have to go before the Plan Commission and Common Council for approval. Patrick Meehan stated it does not necessarily need to go before the Plan Commission as the conditions with the Preliminary Plat should not change unless the City changes its zoning ordinances in the next two years. He also stated that if the extension is not granted the developer would need to resubmit the plans for approval by the Plan Commission and Council. Mayor Miller stated he feels with the

- requirements by the DNR there is enough change to the plans to warrant Plan Commission and Council review of the Final Plat.
- Alderman Vos stated the Park Board, Plan Commission and Council should decide if the City can financially support the maintenance of another large park. Patrick Meehan stated he does not feel a 15-acre park is necessary where it is more a want versus need for a park that size.
- Commissioner Lynch stated he remembers previous subdivision plan submittals where the Park Board stated they did not want to maintain any more parks in the city.
- Alderman Rauch inquired about the requirement with the Preliminary Plat for the developers to dedicate either 5% of the total acreage used for lots or pay \$500 per lot in lieu of land to be used for park development. Patrick Scherrer stated the requirement for this subdivision is to pay \$500 per dwelling unit. Patrick Meehan stated that State Statute 236 has recently been changed regarding impact fees which complicate things. He further stated that this issue could be resolved in the Developer Agreement which has not been prepared yet.
- Alderman Vos questioned how the DNR and SEWRPC became involved with the review process. Patrick Meehan stated it is likely that the subdivision falls within the Fox River shoreland area which will prompt DNR review.
- There were no further comments.

Alderman Vos moved and Commissioner Henney seconded to recommend approval of Resolution 4352(28) to the Common Council.

Alderman Rauch opposed this item. With the majority in favor the motion carried. This item will move on to the August 18, 2009 Common Council meeting.

OTHER MATTERS

None.

ADJOURNMENT

Commissioner Lynch moved and Alderman Vos seconded to adjourn the meeting at 6:55 p.m. All were in favor and the motion carried.

Recording Secretary
Megan E. Johnson
Assistant to the City Administrator